

AVAILABLE
+/- 2,851 SF



JAKE BROWN PLAZA

2331 ROUTE 516

OLD BRIDGE, NJ, 08857

Center Highlights



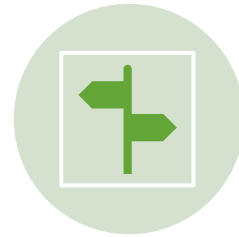
PRIME STRIP CENTER
LOCATED AT
SIGNALIZED
INTERSECTION ON
ROUTE 516 AND JAKE
BROWN ROAD, WHICH
IS IDEALLY SITUATED
BETWEEN ROUTE 9 AND
18



EXPERIENCES A
TRAFFIC COUNT OF
OVER 18,000 VEHICLES
PER DAY



SUBJECT SITE IS
SURROUNDED BY
OFFICE AND
WAREHOUSES AS WELL
AS SEVERAL OTHER
RETAILERS, BUSINESSES
AND MUNICIPAL
SPORTS FIELDS



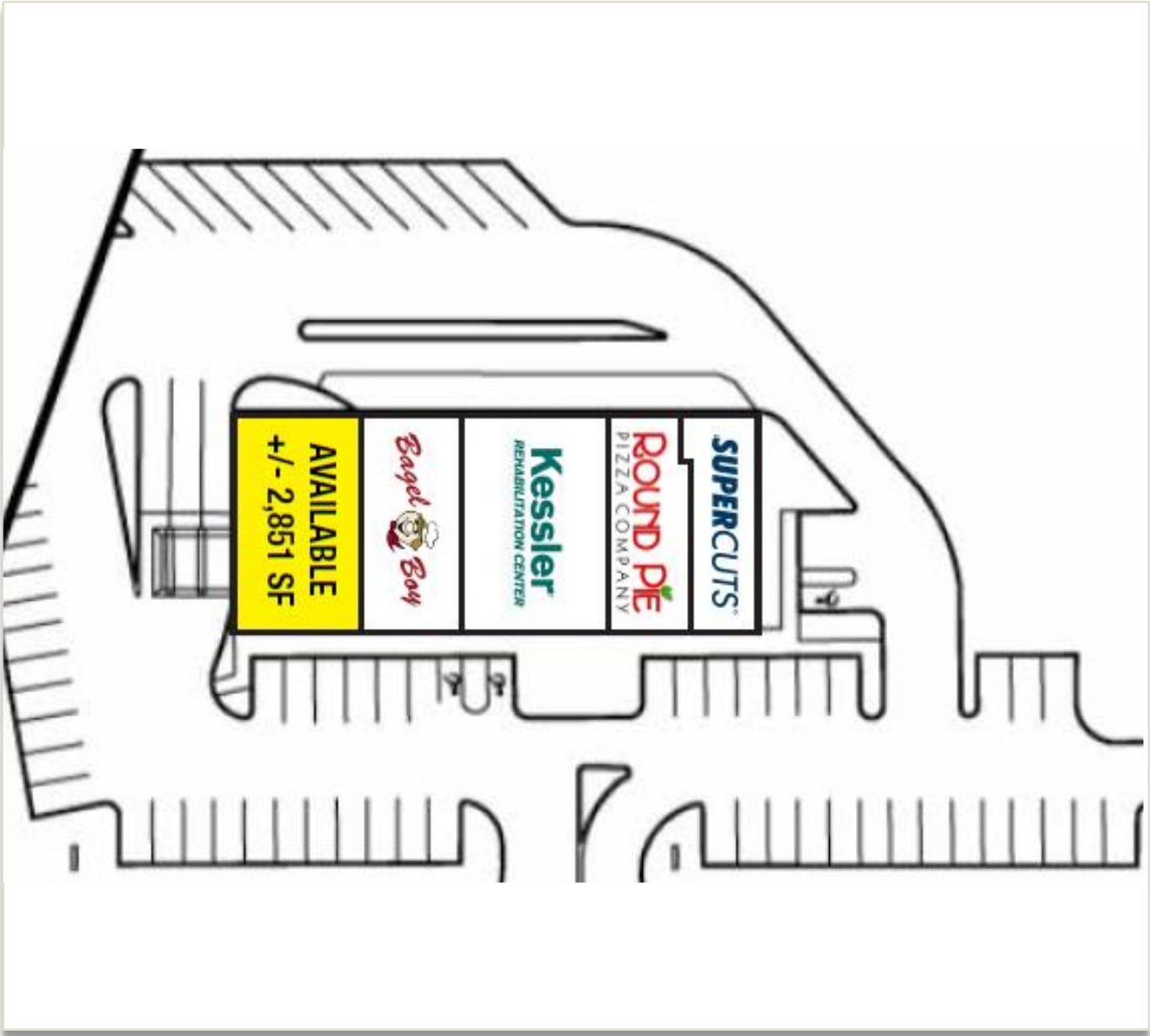
CROSS EASEMENT
WITH ADJACENT FIVE
BUILDING OFFICE
PARK



VISIBLE SIGNAGE
AVAILABILITY ON BOTH
FACADE AND LARGE
MONUMENT SIGN

Tenant Mix

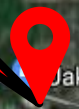
- ▶ Bagel Boy
- ▶ Kessler Physical Therapy
- ▶ Rolles Gracie Academy
- ▶ Round Pie Pizza
- ▶ Supercuts



Site Plan

Location Map

**Jake
Brown
Plaza**



Jake Brown Plaza LLC



**Raritan Bay
Medical
Center**

Walmart Supercenter

